



Lithonia, Georgia.

Current market data.

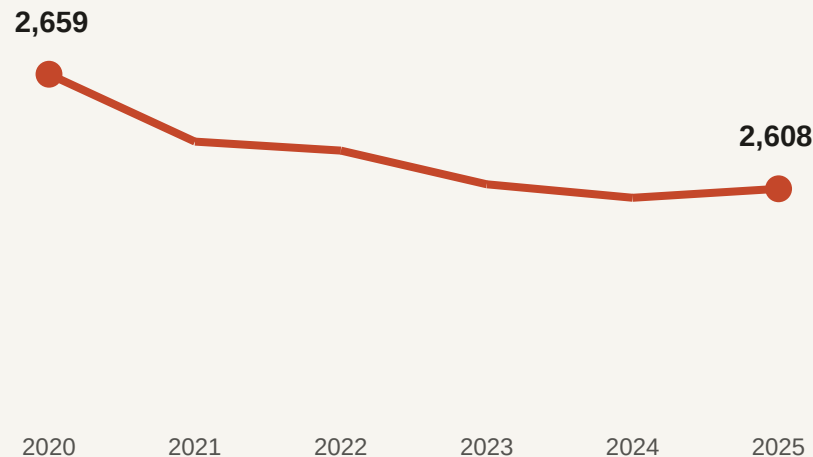
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.9% since 2020.

2,608

people, the 218th-largest of Georgia's cities and towns.

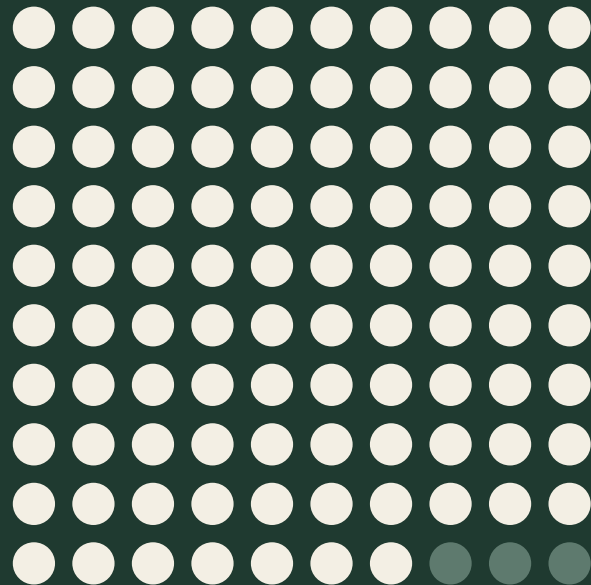


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.2%

of 355 jobs located in Lithonia are filled by in-commuters.



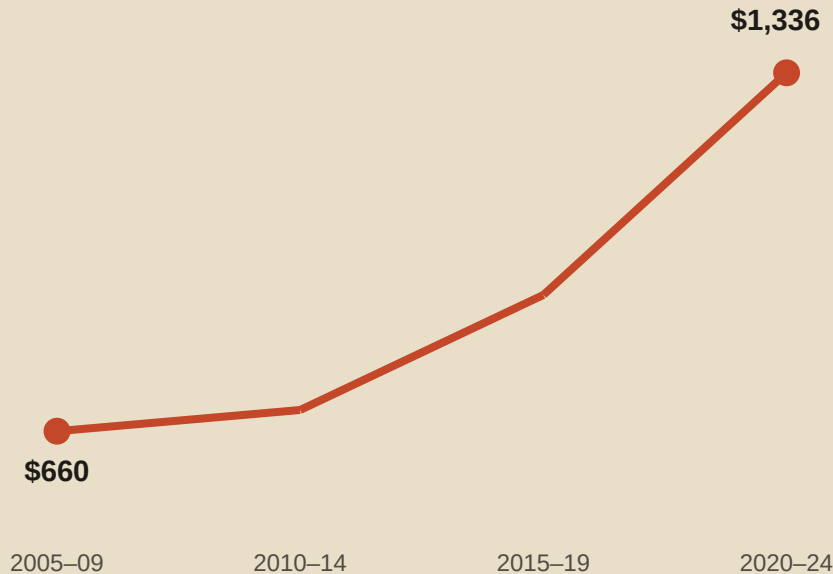
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 102%
since the 2005–2009
survey, before inflation.

\$1,336

a month. Georgia's median is \$1,393.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,711 gap between neighbors, the sharpest rent edge between adjacent tracts in DeKalb County.

TRACT 212.24

\$1,790

TRACT 212.10

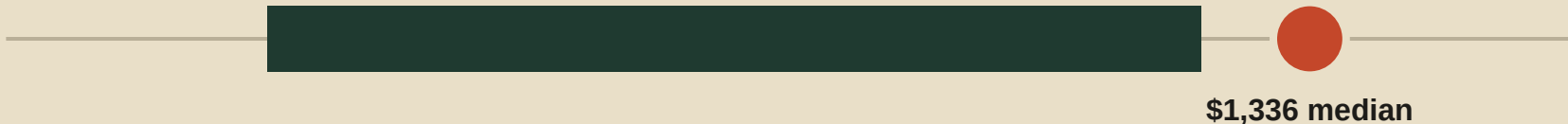
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$857–\$1,286



is the monthly rent range local workforce wages support.

BUILDING

63% of the housing here was built before 2000.

4

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

63%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 1,151 homes here.

4–6

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 26% less than Georgia's.

\$223,000

median home value in Lithonia.

Lithonia



\$223,000

Georgia



\$303,300

U.S.



\$332,700

THAT WAS LITHONIA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ga/lithonia/

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